

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 16, 2005 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #05012

PROPOSAL: From R-4 Residential to R-4 Residential PUD.

LOCATION: Pine Lake Road and Helen Witt Drive

LAND AREA: 8.77 acres, more or less.

WAIVERS:

1. Preliminary Plat process.
2. Allow lots without frontage and access to a public street.

CONCLUSION: This proposal conforms to the Comprehensive Plan and the approved development plans for this property, provided a phasing limitation is used to ensure construction of the church has commenced prior to construction of the commercial uses.

<u>RECOMMENDATION:</u>	Conditional Approval
Waivers:	
1. Preliminary Plat process.	Approval
2. Allow lots without frontage and access to a public street.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Outlot B, South Ridge Crossing Original Addition, and a portion of Outlot A, Wood Bridge Addition, located in the NE 1/4 of Section 24 T9N R6E, Lancaster County, Nebraska. See attached for metes and bounds description.

EXISTING LAND USE AND ZONING: Vacant R-4 Residential

SURROUNDING LAND USE AND ZONING:

North:	Vacant	R-1 Residential
South:	Vacant	R-4 Residential
East:	Commercial	B-2 Planned Neighborhood Business
West:	Multiple-family	R-4 Residential

HISTORY:

- Jun 2004 Change of Zone #04038 requested changing the zoning on this property to O-3 Office Park. Applicant withdrew their request prior to the Planning Commission hearing.
- Feb 1997 Administrative Amendment #97007 to Special Permit #1570 approved a revised layout and revised detention cell grading for the multiple-family area immediately west of this property.
- Jan 1997 Administrative Amendment #97003 to Special Permit #1570 approved a revised layout for the multiple-family area immediately west of this property.
- Dec 1996 Administrative Final Plat #96065 South Ridge Crossing Original Addition approved 6 lots and 2 outlots.
- Dec 1996 Final Plat #96033 Wood Bridge Original Addition approved 38 lots and 3 outlots.
- Sep 1996 Administrative Amendment #96036 to Special Permit #1570 approved a revised layout for the multiple-family area immediately west of this property.
- Nov 1995 Special Permit #1570 South Ridge CUP approved 418 dwelling units on 31 acres. The area within this request was shown with 144 dwelling units in 4 apartment buildings.
- Nov 1995 Change of Zone #2918 approved changing the zoning on this property from R-3 Residential to R-4 Residential.
- Nov 1995 Preliminary Plat #95011 The Ridge First Addition approved 589 dwelling units on 209 lots, and 6 outlots.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan shows this area as Urban Residential. (F 25) The intersection of 27th Street and Pine Lake Road is designated as a Regional Commerce Center, and a Pedestrian Activity Center. (F 41, 91)

Urban Residential: Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F 18)

Strip commercial development along transportation corridors is discouraged. (F 19)

Guiding Principles For All Commerce Centers include:

Commerce centers should generally contain a mix of land uses, including residential uses. Higher density residential uses should be included in and/or adjacent to all commercial centers. (F 41)

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented. (F 41)

New or established commercial uses should not encroach upon, or expand into, existing neighborhoods. (F 41)

Physical linkages (i.e., sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized. (F 41)

Many Regional Centers are large scale retailing centers that include a mall with several department store anchors and numerous small shops, as well as adjacent commercial development with stand-alone restaurants and stores, such as Westfield Shoppingtown Gateway or SouthPointe Pavilions. (F 43)

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas. (F 49)

Encourage a mix of compatible land uses in neighborhoods, but similar uses on the same block face. Similar housing types face each other: single family faces single family, change to different use at rear of lot. Commercial parking lots should not intrude into residential areas where residential uses predominate a block face. More intense commercial uses (gas stations, big box stores, car wash, fast food, etc.) may not be compatible due to impact on nearby housing. Expansion in existing centers should not encroach, or expand to encroach, on existing neighborhoods, and commercial areas must be screened from residential areas. (F 69).

The diversity of land uses, including commercial and congregate living facilities are important to the diversity of any area, provided they fit within the character of the block and neighborhood. (F 71).

Pedestrians are found throughout the community. Their needs can vary by where they are located:

Activity Corridors and Centers - These areas tend to be located along arterials, particularly where two major arterials might intersect. These locations often have strip commercial or "L" shaped neighborhood shopping centers. Directness and safety for pedestrians going to, from, and within these corridors and centers should be stressed.

Schools - While it might not be critical for the route to school to be picturesque and visually captivating, a safe and secure environment must be provided for students going to and coming from schools. Sidewalks should be direct and continuous with safe street crossings. (F 91)

UTILITIES: Utilities are generally available, though not abutting all lots. Adequate fire protection has not been provided to all lots.

TOPOGRAPHY: Generally slopes from east to west with approximately 20 feet of fall. A detention cell is located in the northwest corner. The properties to the east and south are located on the high side of moderate grade changes.

TRAFFIC ANALYSIS: The Comprehensive Plan identifies Pine Lake Road as a Minor Arterial, while Helen Witt Drive is a Local Street, both now and in the future. (E 49, F 103) Access to Pine Lake Road from the two outlots included in this proposal was relinquished when they were final platted. Helen Witt Drive will provide access to any future user of this property; two access points to Helen Witt Drive are shown. Helen Witt Drive was designed and built as a residential street rather than a commercial street. The paving in this street is 27' wide, rather than the commercial design standard of 33' or 39'.

Minor Arterials: This functional class serves trips of moderate length and offers a lower level of mobility than principal arterials. This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. These are characterized by moderate to heavy traffic volumes. (F 103)

Local Streets: These are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility and generally exhibit the lowest traffic volumes. (F 105)

ENVIRONMENTAL CONCERNS: The land uses in this general area have intensified significantly compared to uses contemplated with the original project. The existing storm sewer does not have capacity to convey the flows indicated. The landscaping is shown installed on an excessive slope. The Health Department is concerned about the proximity of the warehouses and potential storage of dangerous material to the residential zoning to the south.

ALTERNATIVE USES: This property could be sold for improvement with the 144 multiple-family dwelling units already approved, or the CUP could be amended with townhouses. Alternatively, any use allowed in the R-4 district could go here, such as a childcare facility, health care facility, elderly or retirement housing, domiciliary care facility, or adult care center.

ANALYSIS:

1. This is a request for an R-4 Residential PUD for a church, office/medical office buildings, and mini-warehouse storage. Although there are no residential uses proposed, recent changes to the PUD ordinance allow these uses in a residential zoning district.
2. Although the proposal includes additional commercial area, it is located along the east property line, and is separated from existing residences to the west by the proposed church.
3. Applicant's proposal includes a height limit matching what is allowed under the R-4 zoning district (35 feet), and has included several limitations on building design, including roof pitches equal to or greater than 4/12, nonreflective siding material, nonreflective roof material, and no air conditioners located on roofs. In addition, the

buildings on the perimeter are single-loaded so the overhead doors and loading activities are screened from public view.

4. Planning Staff has generally been opposed to the use of this property for other than a church or residences. However, we realize the rear of the adjacent commercial center is not especially conducive to the development of residential uses, and that this proposal presents an opportunity for the church and offices to share parking. In addition, Applicant has addressed concerns about not adding traffic in this area with calculations that show the peak hour and daily trips generated by this proposal will be less than the 144 apartments.

With this application and the recent PUD changes, Staff has agreed to this project provided no commercial buildings be constructed until such time as the church has commenced construction. Staff supports this limitation as a method of ensuring the church parcel gets developed as proposed, rather than having the property owner seek to replace the church with additional commercial uses in the future.

5. This property is included in an existing CUP. The CUP must be amended administratively to remove this area, as a CUP cannot include non-residential uses.
6. Lot 4 does not have abutting sanitary sewer or water, and must be revised to show them.
7. The Water Department does not allow single connections to 24" water mains, as shown supplying Lots 2 and 3. This supply must be extended west to the main in Helen Witt Drive.
8. Lot 4 does not appear to have adequate fire protection. Additional hydrants must be provided as required by the Fire Department.
9. The existing 18" storm sewer in the southwest corner of the plat does not have sufficient capacity to convey the flows shown. This is due to an increase in the contributing area and a more intense land use in the contributing area.
10. The land uses for this site have intensified significantly in regards to impervious surface area compared to the uses that were assumed when the original grading/drainage/detention was designed for this area. Further analysis is required.
11. The landscaping shown along Pine Lake Road north of Lots 2 and 3 is shown planted on a 3:1 slope, and must be revised and shown at the same elevation as the parking lot.

12. Although the storage units are not located in an industrial district, the Health Department is still concerned that dangerous materials may be stored there within 300' of a residential district. Applicant addresses this concern by prohibiting the storage of certain materials. The Health Department is generally satisfied with this prohibition.
13. The required parking lot and PUD screening is insufficient and must be increased.
14. The requested waivers of the preliminary plat process and the requirement that lots have frontage and access to a public street are acceptable to staff.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Submit additional analysis to demonstrate whether the existing detention is adequate for the proposed uses.
 - 1.2 Revise the site plan to:
 - 1.2.1 Show Lot 4 with abutting sanitary sewer and water.
 - 1.2.2 Remove the single connection to the 24" water main and extend it to the water main in Helen Witt Drive.
 - 1.2.3 Provide additional fire protection for Lot 4 to the satisfaction of the Fire Department.
 - 1.2.4 Revise the grading and drainage plan to compensate for the lack of capacity in the existing 18" storm sewer in the southwest corner of the plat to the satisfaction of the Public Works Department.
 - 1.2.5 Revise the grading plan to show landscaping installed along Pine Lake Road north of Lots 2 and 3 at the same elevation as the parking lot.
 - 1.2.6 Provide additional parking lot screening to meet design standards or add a note stating required parking lot screening will be provided at the time of building permits.

- 1.2.7 Provide additional PUD perimeter screening to meet design standards or add a note stating required PUD perimeter screening will be provided at the time of building permits.
 - 1.2.8 Add easements required by LES.
 - 1.2.9 Revise note 18 to add a prohibition on the storage of any other materials requiring a permit under LMC §19.03.100.
 - 1.2.10 Add a note stating building permits for Lots 2, 3, and 4 will not be issued until such time as construction of the church on Lot 1 has commenced.
- 2. This approval permits a church, 12,000 square feet of office/medical office space, and 58,200 square feet of self-storage space, with waivers to the preliminary plat process and allowing lots without frontage and access to a public street. Building permits for commercial uses on Lots 2, 3, and 4 shall not be issued until construction of the church on Lot 1 has commenced.

General:

- 3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised final plan and 8 copies showing the required revisions and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.
 - 3.4 An amendment to the CUP removing this property shall be approved.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established alternative approved by the City Attorney.

- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The City Clerk shall file a copy of the ordinance approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

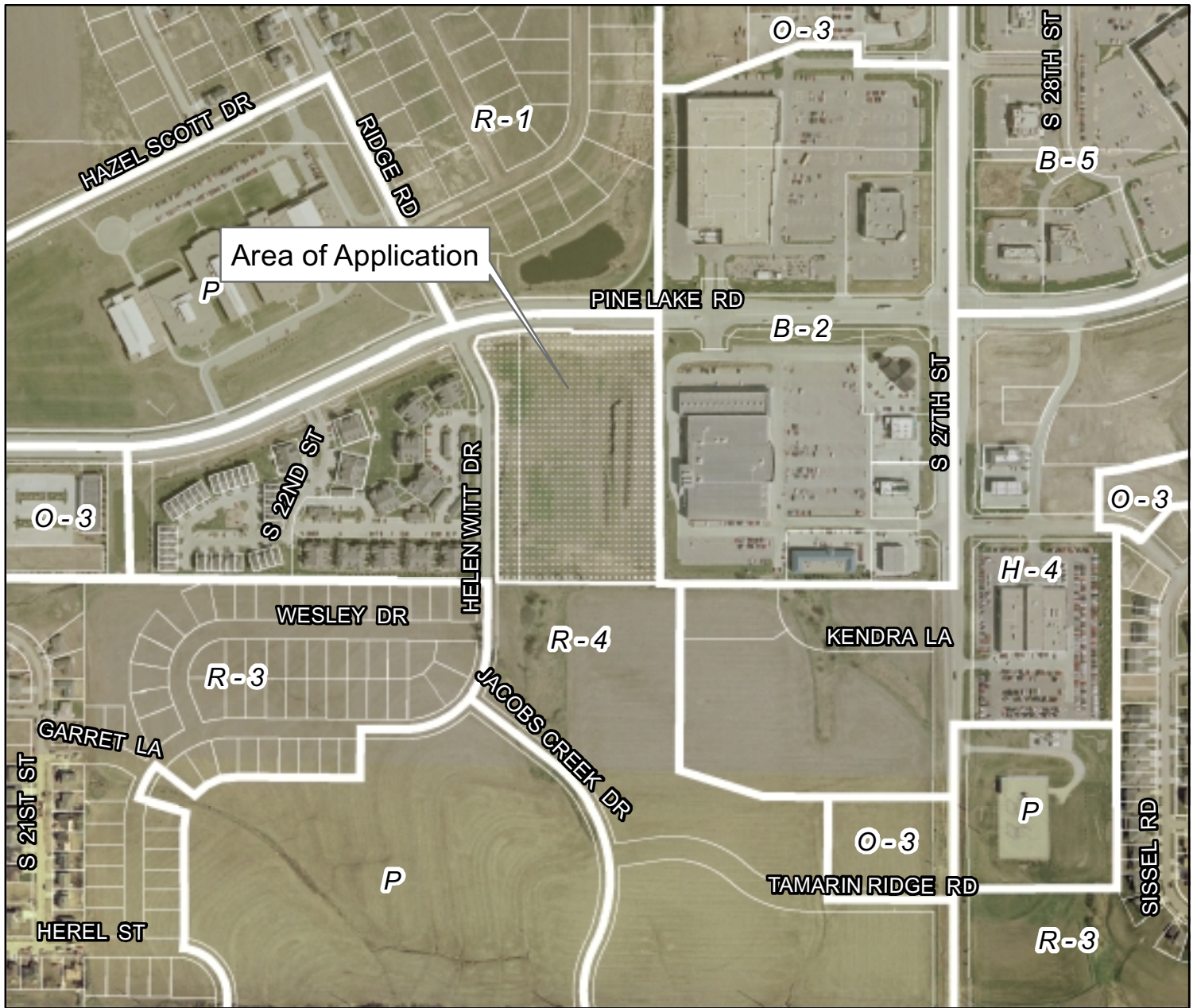
Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: March 2, 2005

**Applicant
and
Owner:** Christian Church in Nebraska
1268 South 20th Street
Lincoln, NE 68502
476.0359

Contact: Brian Carstens and Associates
Brian Carstens
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434.2424



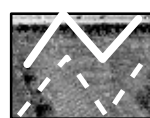
2002 aerial

Change of Zone #05012 Wood Bridge PUD Pine Lake Rd & Helen Witt Dr.

Zoning:

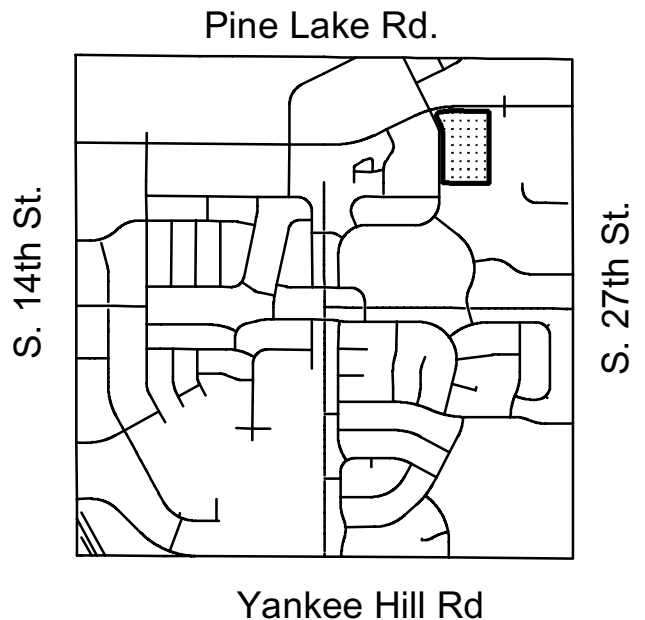
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

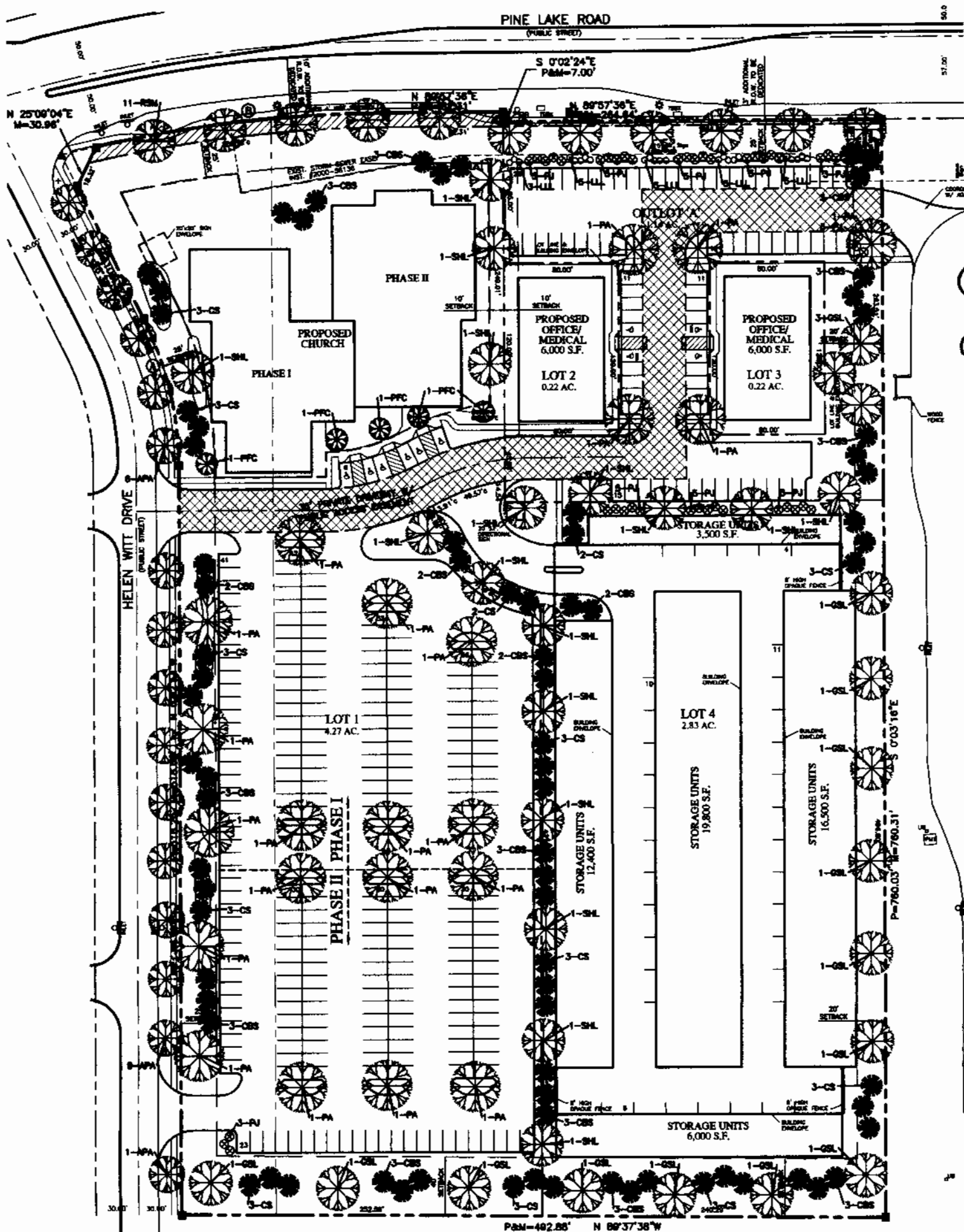
One Square Mile
Sec. 24 T9N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction







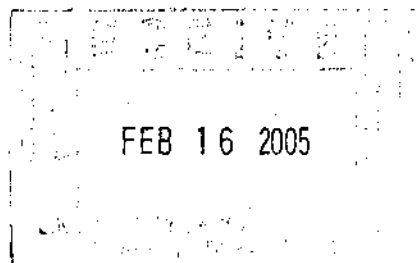
BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

February 16, 2005

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508



RE: WOOD BRIDGE P.U.D. - PINE LAKE ROAD AND HELEN WITT DRIVE

Dear Marvin,

On behalf of SouthPointe Christian Church, we submit the following Planned Unit Development for your review.

The Wood Bridge P.U.D. is located at the southeast corner of Pine Lake Road and Helen Witt Drive. The site is currently zoned R-4 and approved for 144 multi-family units.

Recently the SouthPointe Christian Church acquired the property. However, to move forward with construction of a building the church has decided to create a P.U.D. and sell off the eastern portion of the land for other uses and use the proceeds to construct their church building.

We are proposing a Church with associated parking, two- 6,000 square foot office/ medical office buildings and 58,200 square feet of mini-storage units.

Due to the location, immediately behind the existing Super Saver grocery store to the east and the Sid Dillon Auto Dealership to the southeast, and the topography of the site, the proposed uses are an appropriate mix for the area.

We have shown larger setbacks along the southern property line, and the proposed grading plan shows the buildings approximately 16 to 20 feet lower than the grade for the future apartment buildings to the south.

Additionally, extensive landscape plantings/ screening are shown to be planted along the southern property line.

Page 2.

I had Mark Lutjeharms from the Schemmer Associates prepare a comparison of the trip generation between the approved 144 multi-family units and proposed development.

The approved multi-family project has more A.M. peak hour, P.M. peak hour, and Daily trips than the proposed development. The bottom line is, this proposed P.U.D. will have less of an impact on the arterial street systems than the previously approved apartment complex.

We have also included excerpts from the 'R-T' zoning district, as far as building materials and roof pitches. This will also help integrate the project into the existing surroundings.

Also, after meeting with Ray Hill last week, he had expressed that as part of the phasing of the project, that no commercial buildings be constructed until the church had commenced construction. I explained this request to the developer of the office buildings and the church, and this was found to be unacceptable. The developer of the commercial area needs to close with the church in order for the church to have the money required to build a church. The developer of the commercial area can not wait until the church goes through the development of architectural plans, bidding and building permit review before they start.

Please feel free to contact me if you have any further questions.

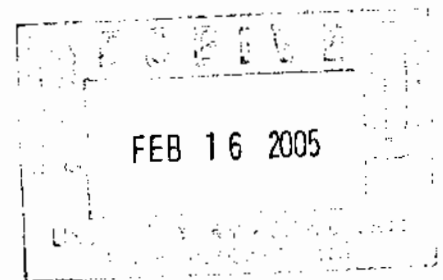
Sincerely,



Brian D. Carstens

cc. Craig Walls, SouthPointe Christian Church
Kent Thompson, Thompson Realty Group

Enclosures: 24 Copies of sheet 1 through 4 of 4
8 copies of sheets 2 through 4 of 4
Application for a P.U.D. & Fees
Certificate of Ownership
8-1/2" x 11" reductions of the plans
Memorandum from Schemmer Associates.



MEMORANDUM

DATE: February 14, 2005

TO: Brian Carstens
Brian D. Carstens & Associates

FROM: Mark Lutjeharms, P.E., PTOE *ML*

SUBJECT: Pine Lake Road/Helen Witt Drive
Comparison of Trip Generation

Per your request, I am summarizing the differences in generated vehicle trips between two PUD scenarios near the intersection of Pine Lake Road/Helen Witt Drive in Lincoln, Nebraska.

The following table summarizes the land use assumptions and resulting number of trips estimated to be generated under each of the two PUD scenarios. The table further summarizes the differences in generated trips between the two scenarios.

Land Use Assumptions and Trip Generation Comparison

Land Use	Quantity/ Unit	A.M. Peak		P.M. Peak		Daily	
		Trip Rate	No. of Trips	Trip Rate	No. of Trips	Trip Rate	No. of Trips
Scenario I (CUP)							
Multi-family (Apartments; Land Use 220)	144 units	0.51	73	0.62	89	6.72	968
Scenario II (PUD)							
Church (Land Use 560)	30,000 SF	0.72	22	0.66	20	9.11	273
Medical-office (Land Use 720)	12,000 SF	2.48	30	3.72	45	36.13	434
Mini-storage (Land Use 151)	58,200 SF	0.15	9	0.26	15	2.50	146
Subtotal Scenario II			61		80		853
Difference (Scenario II v. Scenario I)			-12		-9		-115

Source: Institute of Transportation Engineers, *Trip Generation* 7th Edition



WOOD BRIDGE P.U.D.

LEGAL DESCRIPTION

Outlot B, South Ridge Crossing Original Addition, and that part of Outlot A, Wood Bridge Original Addition, located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Outlot B, South Ridge Crossing Original Addition;

THENCE Westerly on the South line of said Outlot B, South Ridge Crossing Original Addition and the South Line of Outlot A, Wood Bridge Original Addition, on an assigned bearing of N 89°37'38"W a distance of 492.88', to the Southwest corner of said Outlot A, Wood Bridge Original Addition, said point being on the Easterly 30' Right of Way line of Helen Witt Drive;

THENCE on said Easterly Right of Way line and the West line of said Outlot A, Wood Bridge Original Addition, for the next three (3) courses, Northerly, N 0°02'53"W 518.66', to a Point of Curvature of a circular curve to the left, having a radius of 230.00' and a central angle of 26°32'16";

THENCE Northerly on the chord of said curve, N 13°19'02"W 105.58', to the Point of Tangency; THENCE Northwesterly on said tangent, N 26°35'10"W 103.31';

THENCE Northeasterly, N 25°09'04"E 30.96', to a point on the Southerly 50' Right of Way line of Pine Lake Road, said point being on a circular curve to the right, having a radius of 950.00' and a central angle of 12°20'26"; THENCE Easterly on the Chord of said curve and said Southerly 50' Right of Way line, N 83°48'12"E 204.22', to the Point of Tangency;

THENCE Easterly on said Tangent and continuing on said Southerly 50' Right of Way line, N 89°57'36"E 82.31'; THENCE Southerly, S 0°02'24"E 7.00', to a point on the Southerly 57' Right of Way line of said Pine Lake Road; THENCE Easterly on said Southerly 57' Right of Way line, N 89°57'36"E 264.64', to the Northeast corner of said Outlot B, South Ridge Crossing Original Addition;

THENCE Southerly on the East line of said Outlot B, S 0°03'16"E 760.31', to the Point of Beginning, said tract containing an area of 8.77 acres, more or less.